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| <b>DATE OF DETERMINATION</b>    | 12 November 2016   |
| <b>PANEL MEMBERS</b>            | John Roseth (Chair), Sue Francis, Vic Macri, Nicole Gurran |
| <b>APOLOGIES</b>                | Sam Iskander,  |
| <b>DECLARATIONS OF INTEREST</b> | None   |

Public meeting held at Christies Conference Centre on Thursday, 15 September 2016. The panel deferred their decision at this time. An Electronic Meeting was held between 25 October 2016 and 12 November 2016.

**MATTER DETERMINED (AS DESCRIBED IN SCHEDULE 1)**

**2015SYE140 – Inner West - DA201500584** - Longport Street, Lewisham (aka 2-32 Smith Street, Summer Hill)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**





The Panel deferred the determination at a meeting on 15 September 2016 for the applicant to provide an amended application that ensured floor space calculations complied with the definition of GFA and that when all stages of the application are considered, complies with the maximum permitted by the Concept Approval.

The Panel reviewed the supplementary report and unanimously approve the application for the following reasons:

- The Panel is satisfied that the application is consistent with the approved Concept Plan. In particular they note that they are satisfied that the GFR of the residential, commercial and retail components of each of the stages complies.
- The amenity of the apartments is acceptable and that the development will have no adverse impacts.

**CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report and the Council Supplementary Report

| PANEL MEMBERS  |   |
|--|---|
| <br>John Roseth (Chair) | <br>Sue Francis   |
| <br>Vic Macri           | <br>Nicole Gurran |

| SCHEDULE 1 |  |   |
|------------|--|---|
| 1          | PANEL REF – LGA – DA NO.                   | 2015SYE140 – Inner West - DA201500584   |
| 2          | PROPOSED DEVELOPMENT                       | To construct a 6 part 9 storey residential flat building comprising 98 dwellings, over 3 levels of basement car parking for a total of 102 car spaces and the creation of a new private access across Hawthorne Canal with associated on-street parking, road works and landscaping.  |
| 3          | STREET ADDRESS                             | Longport Street, Lewisham (aka 2-32 Smith Street, Summer Hill)  |
| 4          | APPLICANT/OWNER                            | EG Property   |
| 5          | TYPE OF REGIONAL DEVELOPMENT               | General development over \$20 million   |
| 6          | RELEVANT MANDATORY CONSIDERATIONS          | <ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Major Development) 2005</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development</li> <li>State Environmental Planning Policy (BASIX) 2004</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Water Management Act 2000</li> </ul> </li> <li>Draft environmental planning instruments: MLEP 2011</li> <li>Development control plans: <ul style="list-style-type: none"> <li>MDCP 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Regulations: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul> |
| 7          | MATERIAL CONSIDERED BY THE PANEL           | <ul style="list-style-type: none"> <li>Council assessment report: 29 August 2016</li> <li>Council supplementary report: 25 October 2016</li> <li>Clause 4.6 variation request: Nil</li> <li>Written submissions during public exhibition: 4</li> <li>Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Grant Flannigan</li> </ul> </li> </ul>  |
| 8          | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>Briefing Meeting 28 January and 15 September 2016</li> <li>Determination Meeting 15 September 2016 (matter deferred)</li> </ul>  |
| 9          | COUNCIL RECOMMENDATION                     | Approve   |
| 10         | DRAFT CONDITIONS                           | Attached to the council assessment report and supplementary report  |